

The Board of Adjustment meeting will be accessible for online viewing at:

<https://zoom.us/j/9616100275> **PASSCODE: FDhmG9**

Or via phone at: **253-215-8782** with the following:

Meeting ID: 961 610 0275 and Passcode: 892471

We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.

GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press ***6** and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing ***6**.

Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
October 11, 2023, 1:30 p.m.

1. **Call to order.**

2. **A public hearing to consider each of the following;**

APPEAL #20489 – Appeal filed by Synergy Forward, LLC, c/o Curtis Taylor, from the determination of the Building Commissioner in the denial of an occupancy permit, authorizing the Petitioner to operate a banquet hall with cooking and full liquor, at 2925 Mount Pleasant St.

WARD 3 #AOP-9869-23 ZONE: “B” – Two-Family Dwelling District

APPEAL #11803 – Appeal filed by DERU & Associates, c/o Jerome Logan, from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to construct two (2) new single-family homes, per plans (zoning only), at 4325, 4327, and 4329 Enright Ave.

WARD 12 #AB-576257-23, ZONE: “B” – Two- Family Dwelling District
#AB-576258-23, and #AB-574038-23

APPEAL #11804 – Appeal filed by DERU & Associates, c/o Jerome Logan, from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to construct two (2) new single-family homes, per plans (zoning only), at 4343 Enright Ave.

WARD 12 #AB-574039-23 ZONE: “B” – Two-Family Dwelling District

APPEAL #11496-AMEND – Appeal filed by Totakhil, LLC, c/o Muhammad Rashid, to amend the Transfer of Board of Adjustment Variance, to operate a used auto sales and repair business (no painting, no body work, no detailing), at 4676 Lansdowne Ave. *Specifically, the Petitioner is applying to amend **Condition #9 – There shall be no storage of derelict or salvage vehicles permitted on subject premises or on public streets, alleys, or sidewalks, adjacent to this location. All vehicles shall be in operable condition and Condition #12 – There shall be no salvage of parts from vehicles on subject premises.***

WARD 2 #AOP-8784-22 ZONE: “F” – Neighborhood Commercial District

APPEAL #20419-AMEND – Appeal filed by Import Auto Repair, LLC, c/o Ammar Abudarb, to amend the variance, to operate an auto repair business, with body work and painting, with inside storage of vehicles, at 6918 Lansdowne Ave. *Specifically, the Petitioner is applying to amend **Condition #5 – There shall be no outside storage on the premises at any given time and Condition #6 – There shall be no overnight storage on the premises at any given time. If a vehicle must remain overnight for any reason, it must be stored inside of the garage.***

WARD 4 #AOP-8031-22 ZONE: “A” – Single Family Dwelling District

3. **Deliberations on the above hearings.**

4. **Roll Call Vote** in open session to hold a closed meeting pursuant to the following;

A. Proceedings involving legal actions, causes of action or litigation or confidential or Privileged communications with attorneys as provided by Section 610.021(1) RSMo.

5. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on October 4, 2023.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc: Via Email:
 Zoning Staff
 Randall Mourning, Building Commissioner's Office
 Ed Ware, Building Inspection Section
 Jared Boyd, Mayor's Office
 Charles Coyle
 Neal Richardson
 Neighborhood Stabilization Team
 Dale Ruthsatz, SLDC
 Sherran White, Building Inspection Section
 Brian Alcaraz, Building Inspection Section
 Chris Schlumm, Building Inspection Section
 Rob Orr, SLDC
 Russell Halliday
 Bennett Anderson
 Lisa Otke
 Project Connect

Via Email with Attachments
City Counselor
Board Members
Tracy Billups
Debra Aaron

Via Hard Copy with Attachments:
Mary Hart Burton, Zoning Administrator